



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: May 16, 2006

TO: Mayor and Councilmembers

FROM: Engineering Division, Public Works Department
Creeks Division, Parks and Recreation Department

SUBJECT: Contract For Construction Of The Arroyo Burro Estuary Restoration Project

RECOMMENDATION: That Council:

- A. Increase revenues and appropriations by \$120,280 in the Creeks Division's Fiscal Year 2007 Capital Program, for an Economic Development Initiative Grant from the Department of Housing and Urban Development;
- B. Appropriate \$301,309 from the Creeks Division's Unappropriated Reserves to the Creeks Division Fiscal Year 2007 Capital Program;
- C. Award and authorize the Public Works Director to execute a contract with Peter Lapidus Construction, Inc. (Lapidus) in their low bid amount of \$577,904, for construction of the Arroyo Burro Estuary Restoration Project – Civil Contract, Bid No. 3399B, and authorize the Public Works Director to approve expenditures up to \$57,000 to cover any cost increases that may result from change orders for extra work;
- D. Award and authorize the Public Works Director to execute a contract with Plowboy Landscapes, Inc. (Plowboy) in the amount of \$333,248, for construction of the Arroyo Burro Estuary Restoration Project – Landscaping Contract, Bid No. 3439A, and authorize the Public Works Director to approve expenditures up to \$33,000 to cover any cost increases that may result from change orders for extra work;
- E. Award and authorize the General Services Manager to execute a purchase order contract with Plowboy in an amount not to exceed \$88,800, for up to 24 months of site maintenance services; and

REVIEWED BY: _____ Finance _____ Attorney _____ Parks and Recreation

Agenda Item No. _____

- F. Authorize the Public Works Director to execute a contract with URS Corporation, Inc. (URS) in an amount not to exceed \$82,355, for engineering design services during construction and environmental monitoring services.

EXECUTIVE SUMMARY:

Staff is requesting that final funding be appropriated and the award of contracts authorized for the construction of the Arroyo Burro Estuary Restoration Project. The Arroyo Burro Estuary and Mesa Creek Restoration Project will improve both aquatic and terrestrial wildlife habitat, expand wetlands, increase plant diversity, and improve water quality. Upon completion, the project will result in the restoration of 1.5 acres of coastal estuarine, riparian, and oak woodland and coastal sage scrub habitats.

DISCUSSION:

BACKGROUND

The Arroyo Burro Estuary and Mesa Creek Restoration Project will improve both aquatic and terrestrial wildlife habitat, expand wetlands, increase plant diversity, and improve water quality. The project will also improve pedestrian access between Arroyo Burro Beach County Park and the Douglas Family Preserve, and provide opportunities for educating the public concerning water quality and wildlife habitat. In addition, the project will be the first creek "daylighting" project on the South Coast. "Daylighting" is a term used to describe projects which expose creeks that have been buried in underground culverts by removing the culverts and directing the water through the historic creek channel. Upon completion, the project will result in the restoration of 1.5 acres of coastal estuarine, riparian, oak woodland and coastal sage scrub habitats. The major components of the project include:

- Removing a 300-foot concrete culvert on Mesa Creek.
- Constructing 300 feet of new open creek channel on Mesa Creek.
- Stabilizing the new creek banks using biotechnical bank stabilization methods.
- Expanding coastal estuarine tidewater goby habitat by 6,000 square feet.
- Removing exotic plants within the estuary and Mesa Creek corridor.
- Revegetating the site with over 5,000 native plants/trees.
- Modifying an existing riprap grade control structure to enhance Southern steelhead trout passage.
- Constructing trails and install a footbridge over the newly constructed channel on Mesa Creek.

The project has undergone extensive public review and is the result of a cooperative design process that included the State Coastal Conservancy, County Parks Department, Creeks Advisory Committee, Douglas Family Preserve Advisory Committee, Creeks Division, and the general public and area residents. The project has attracted the attention and support of local, state, and federal agencies which by

project completion, will have contributed approximately \$1.2 million toward the project design and construction.

CONTRACT BIDS

This project was divided into two contracts comprised of civil work and landscaping work. A total of four bids were received for the civil work, ranging as follows:

BIDDER	AMOUNT
Peter Lapidus Construction, Inc., Carpinteria, CA	\$577,904
Elevation General Engineering, Inc., Santa Barbara, CA	\$640,420
Granite Construction, Inc., Santa Barbara, CA	\$749,544
Schock Contracting, Inc., Santa Barbara, CA	\$849,417

The low bid of \$577,904, submitted by Lapidus, is an acceptable bid that is responsive to and meets the requirements of the bid specification.

The average of the four bids received was \$704,321.25, which is \$124,313.25, or 21%, over the engineer's estimate of \$580,008. The low bid was \$2,104, or .3% lower than the engineer's estimate.

Staff recommends that Council authorize the Public Works Director to execute a contract with Peter Lapidus Construction, Inc. for \$577,904, and authorize the Public Works Director to approve expenditures for change orders up to \$57,000, or approximately 10%, which is appropriate for construction projects of this type and size. This will cover any cost increases that may result from extra work that may be necessary. The total contract authorization is \$634,904.

A total of two bids were received for the Landscape work, ranging as follows:

BIDDER	AMOUNT
Plowboy Landscapes, Inc., Ventura, CA	\$422,048.00
Natures Image, Inc., Lake Forest, CA	\$442,686.04

For contract management purposes, the responsive low bid amount of \$422,048, submitted by Plowboy, shall be split into two contracts. The landscape construction contract for \$333,248 will comprise the project scope as set fourth in the plans and specification and shall be administered by the Public Works Engineering Construction Staff, consistent with the timeline given in the project specifications. The site maintenance purchase order contract for \$88,800 will continue for a period not to exceed 24 months following construction, and shall be administered by the Creeks Division. This configuration will allow the project work to be completed and closed out in accordance with the project specifications with the ongoing maintenance of the site to be managed by the Creeks Division. The sum of the maintenance bid item and remaining construction contract items shall remain equivalent to the low bid amount submitted of \$422,048. The low bid of \$422,048, submitted by Plowboy, is an acceptable bid that is responsive to and meets the requirements of the bid specification.

The average of the two bids received was \$432,367.02, which is \$76,547.02, or 22%, over the engineer's estimate of \$355,820. The low bid was \$66,228, or 19% higher than the engineer's estimate.

Staff recommends that Council authorize the Public Works Director to execute a contract with Plowboy for \$333,248, and authorize the Public Works Director to approve expenditures for change orders up to \$33,000, or approximately 10%, which is appropriate for construction projects of this type and size. This is to cover any cost increases that may result from extra work that may be necessary. The total contract authorization is \$366,248.

Staff recommends that Council authorize the General Services Manager to execute a purchase order contract with Plowboy for \$88,800.

CONSTRUCTION SUPPORT SERVICES

Staff recommends that Council authorize the Public Works Director to execute a contract with URS in the amount of \$82,355. URS and their sub-consultants will provide construction management for the civil and landscaping contracts, including design clarification, Requests For Information, submittal and change order review, biological monitoring, archeological monitoring, fish rescue operations, and soils and materials testing. URS is on the City's Pre-qualified Engineering Services list and is experienced in this type of work.

TOTAL PROJECT COST

As shown in the table below, the total cost of the project is anticipated to be \$1,697,159. This includes the design costs of \$372,640 (design consultant and design contract assistance), and the cost to construct the Arroyo Burro Estuary and Mesa Creek Restoration project is \$1,324,519. The construction cost includes 2 years of landscape maintenance. The total project cost does not include the staff cost for the Creeks Division Manager and Creeks Restoration Planner to manage the project over the last four years and through the 2-year maintenance period.

Design (Consultant)	\$347,640
Design Contract Assistance (City Engineering Staff)	\$25,000
<i>Subtotal Design</i>	<i>\$372,640</i>
Civil Contract	\$577,904
Civil Contract Construction Change Order Allowance	\$57,000
Landscape Contract	\$422,048
Landscape Contract Construction Change Order Allowance	\$33,000
Pedestrian Bridge	\$82,212
Construction Management/Inspection (City Engineering Staff)	\$70,000
Construction Support Services and Environmental Monitoring (Consultant)	\$82,355
<i>Subtotal Construction</i>	<i>\$1,324,519</i>
TOTAL	\$1,697,159

**Note: values shown in italics are an estimate pending actual project costs*

FUNDING

The Creeks Division has obtained grant funds in the amount of \$823,210 for the construction of the project. The sources of these grant funds include Santa Barbara County Coastal Resources Enhancement Fund, California State Parks and Recreation, California Wildlife Conservation Board, United States (U.S.) Fish and Wildlife Service, and the U.S. Department of Housing and Urban Development (HUD). With the exception of the HUD funds, Council has previously accepted and appropriated the other grant awards. Staff is recommending that Council appropriate these funds to the Creeks Division Capital Program.

In addition to the grant funds, \$510,309 is needed from the Creeks Division Capital Program (Measure B). There is \$200,000 in Creeks Division Fiscal Year 2006 capital funds for the project. In order to fully fund project construction, an additional \$301,309 is needed from Creeks Division unappropriated reserves. At its meeting on February 3,

2005, the Creeks Advisory Committee recommended that Council appropriate up to \$550,000 from reserves for construction of the project. Project funds and sources are outlined in the table below.

FUNDING SOURCE	AMOUNT
Santa Barbara County Coastal Resource Enhancement Fund	\$87,930
California State Parks and Recreation	\$200,000
California Wildlife Conservation Board	\$390,000
U.S. Department of Fish and Wildlife	\$25,000
U.S. Department of Housing and Urban Development	\$120,280
Creeks Division FY 2006 Capital Program	\$200,000
Creeks Division Unappropriated Reserves	\$301,309
TOTAL	\$1,324,519

The Creeks Division, Parks and Recreation Department, will be responsible for additional ongoing maintenance beyond the 24-month maintenance period. Maintenance costs will be funded out of future Creeks Division annual operating budgets.

PREPARED BY: John Schoof, Principal Engineer/JH/mj
Jill Zachary, Creeks Division Manager

SUBMITTED BY: Anthony J. Nisich, Public Works Director
Nancy Rapp, Parks and Recreation Director

APPROVED BY: City Administrator's Office